








PRIORITY INVESTMENTS

TYPE	ADDRESS	SIZE PRICE	AGENT	DESCRIPTION	PHOTO
SONOMA COUNTY					
RET	595 State Highway 1 Bodega Bay	6,361± s.f. \$2,750,000 6.36% Cap	Vic Shellenberg Tom Laugero Douglass A. Braik (707) 528-1400	Three, one story, detached commercial/retail buildings, which have been built on tidelands property belonging to the County of Sonoma. Approximately 8,200 s.f. of wharf (dock, sea wall and pilings).	
RET	15190 River Road Guerneville	4,048± s.f. \$822,000 7.00% Cap	Douglass A. Braik (707) 528-1400	Leased Investment. Two tenants; 1) Gas station and mini mart with a nice 2 bdrm. apartment above the mini mart	
IND	13534 Healdsburg Avenue Healdsburg	62,240± s.f. \$6,100,000 7.34% Cap	Gil Saydah (707)-528-1400	There are two large metal warehouses with drive-thru capability, 8,240± sf miscellaneous covered structures and buildings including offices, restrooms, machine shop, etc.	
OF IND	715 Southpoint Boulevard Petaluma	85,490± s.f. \$12,300,000 7.74% Cap	Chris Castellucci James Manley (707) 664-1400	This fully leased investment fronts on HWY 101 and has been home to Petaluma's DMV for over 20 years. The property also features an approximately 8500 sf FMC Dialysis Center, medical offices, US1, a musical equipment R&D company, Lagunitas Brewing Company, and a large storage yard with covered storage which could easily be converted or redeveloped for either warehouse or additional office usage.	
IND	1478 Petaluma Blvd. North Petaluma	16,504± s.f. \$2,500,000 5.24% Cap	Shawn Johnson (707) 528-1400 Chris Castellucci (707) 664-1400	3,360 sf commercial/industrial building, a 7,200 sf industrial/warehouse building, a 2,461 sf primary residence building, a smaller 1,047 sf residence building, a 900 sf rental property, 1,536 sf of converted barns and garages, and a 3,650 sf auto body shop.	



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RET	101 Golf Course Drive Rohnert Park	20,000± s.f. \$4,385,000 6.75% Cap	Brian Keegan Dino D'Argenzio (707) 528-1400	2-Story Office/Retail Building (Fully Leased) Mary's Pizza freestanding restaurant building. Prominent highway commercial regional location Next to Doubletree Hotel Convention Center, & Golf Course.	
Multi-Family	2836 Apple Valley Lane Santa Rosa	2,996± sf \$500,000 3.80% Cap	Danny Jones (707) 528-1400	Wood framed, four unit residential building built in 1963. Consists of 2 upper units with balconies and 2 ground floor units with private patios. Located on private cul-de-sac.	
Multi-Family	2840 Apple Valley Lane Santa Rosa	2,996± sf \$500,000 4% Cap	Danny Jones (707) 528-1400	Wood framed, four unit residential building built in 1963. Consists of 2 upper units with balconies and 2 ground floor units with private patios. Located on private cul-de-sac.	
OF	3755 Brickway Blvd. Santa Rosa	6,900± s.f. building on .7 acre parcel \$2,515,000 6% Cap	Dino D'Argenzio (707) 528-1400 Ext. 143	New and fully leased 3 tenant office building with prime corner identity at signalized intersection.	
OF	1745 Copperhill Parkway Santa Rosa	26,832± s.f. \$4,830,000 8.60% Cap	Dave Peterson Jeffrey Wilmore (707) 528-1400	Office/Flex condominium project with current income. Project totals approx. 26,832 s.f. consisting of approx. 17,010 s.f. that can be divided and sold off as condominiums plus a condominium of 9,822 s.f. which is a leased investment with approximately 4 years remaining on the term plus a 5 year option to extend. Current annual NNN rent of \$152,681 (\$12,723.41 per month) on the leased condominium.	



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TYPE	ADDRESS	SIZE PRICE	AGENT	DESCRIPTION	PHOTO
RET	490 Mendocino Avenue Santa Rosa	41,131± s.f. \$9,750,000 6.62% Cap	Russ Mayer (707) 664-1400	Newly renovated and architecturally redesigned downtown office/retail building, high identity corner location, and a dramatic 2-story Atrium Courtyard.	
OF	4527 Montgomery Drive Santa Rosa	10,456± s.f. \$1,395,000 7.70% Cap	Bill Faherty Annette Cooper (707) 528-1400	Awesome opportunity to buy a Multi-Tenant Office Building on the Eastside of Santa Rosa (best demographic area of Santa Rosa). Leased Investment. Sellers will guarantee vacant space rent for one (1) year from close of escrow.	
RET	3395 Santa Rosa Avenue Santa Rosa	8,000± s.f. \$2,900,000 13% Cap	Kevin Doran (707) 528-1400	State of the Art facility – 8,000 s.f. car wash. Property has well and city water. Total wash cycles rank 5 th in the country.	
IND	3645 Standish Avenue Santa Rosa	13,500± s.f. \$1,175,000 8.27% Cap	Shawn Johnson (707) 528-1400	12,700 square feet of warehouse (which includes 1,500 S.F. open bay loading dock) with 800 square feet of adjacent office space. The space has two recessed truck doors. The space is currently occupied by Sonoma Valley Foods, a food manufacturing and distribution center.	
IND	310-320-344 Sutton Place Santa Rosa	73,000± s.f. \$7,790,000 7.10% Cap	Shawn Johnson (707) 528-1400	The industrial warehouse buildings together contain approx. 73,000± s.f. Site is on one single parcel approx. 5.00± acres or 217,800± s.f. Access to the site is via a private road, Sutton place.	



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IND	253-257 & 285 Sutton Place Santa Rosa	34,520± s.f. \$2,500,000 8.00% Cap	Shawn Johnson (707) 528-1400	Both industrial warehouse buildings together contain approx. 34,520 sf and were built in 1974. 253-257 Sutton is approx. 17,000 sf including 1,000 sf office. 285 Sutton is approx 17,520 sf including 1,820 sf of office. There are on-site asphalt-paved parking spaces including dock high and grade level truck loading.	
OF	431 Humboldt Street Santa Rosa	7,200± s.f. \$1,300,000 7.82% Cap	Annette Cooper (707) 528-1400	A 6,200 s.f. building in the heart of the arts district of Downtown Santa Rosa. Lot is 9,900± s.f. and is in the CD 5 Downtown Zoning District of Santa Rosa allowing a 5 story building. Permitted uses besides a school include all medical uses, professional offices and art studios. There is 1,000 s.f. residential unit on the parcel as well that rents for \$1,000/mo.	
OF	1160 N. Dutton Avenue Santa Rosa	30,000± s.f. \$6,250,000 4.15% Cap	Joel Jaman (707) 528-1400	Steel frame, architecturally distinctive two-story multi-tenant garden style professional office building totaling approximately 30,000 rentable square feet and features a central landscaped open air atrium courtyard with fountain.	
OF	521-525 College Avenue Santa Rosa	8,690± s.f. \$1,750,000 6.50% Cap	Dino D'Argenzio (707) 528-1400	Zoned retail and office use, this 8,690± sf 2-story walk-up office building with 32 on-site parking spaces near intersection of Mendocino Avenue and College Avenue is close to downtown Santa Rosa. This property offers an owner occupancy space of up to 2,500± sf or is already divided into rentable suites to lease.	



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RET	5700-5708 Commerce Blvd. Rohnert Park	9,500± s.f. \$2,000,000 6.35% Cap	Annette Cooper Rhonda Deringer (707) 528-1400	Multi-Tenant Retail/Warehouse Investment Opportunity currently with 4 tenants and potential to demise to 5 units. Separately metered for 5 units. Highway 101 visibility and frontage offering great exposure/signage. 5 roll-ups and 5 storefronts.	
RET	18460 Highway 12 Sonoma	5,500± s.f. \$595,000 6.00%	Carrie Kerwin (707) 528-1400	Commercial building on .32 acres consisting of 2,860 s.f. plus residential tri-plex in the rear of property. Each tri-plex is 2 bedroom, 1 bath with a garage totaling 3,000 s.f.	
Multi Family	855 Broadway Sonoma	\$2,550,000 5.31% Cap	Annette Cooper Carrie Kerwin (707) 528-1400	16 Units Studio, one and two bedroom units Well maintained Great depreciation	
IND	1180 Fremont Drive Sonoma	47,000± s.f. \$2,500,000 7.27% Cap	Rhonda Deringer 707) 528-1400	Various warehouse buildings on 7.14± acres. Zoned M-3. Leased to Sonoma Pacific Co. Pallet Manufacturing facility since 1972. Property may be brought into the utility service district. Future development potential.	
Multi Family	120 Buena Vida Court Sonoma	\$1,300,000 5.78% Cap	Annette Cooper Carrie Kerwin (707) 528-1400	5 Units – 2 bedroom, 1 bath 5 Units – 1 bedroom, 1 bath Well maintained Quiet, charming neighborhood Stable tenants Great depreciation	



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TYPE	ADDRESS	SIZE PRICE	AGENT	DESCRIPTION	PHOTO
IND	790 Shiloh Road Windsor	46,020± s.f. \$5,985,000	Shawn Johnson (707) 528-1400	Manufacturing building sits on the 45.80 acre site of developable land with three zoning classifications. The existing building is leased to Standard Structures Inc. until February 28, 2020.	
RET	430 Emily Rose Windsor	1,020± s.f. \$275,000 6.50% Cap Leased to Chiropractor- Monticello	Rhonda Deringer Marshall Kelly (707) 528-1400	This commercial condominium is part of the Windsor Town Green Village, The Village is on 14 acres and is comprised of three-story, mixed-use buildings, with commercial condominiums on the first floor and two-story residential condominiums above.	
OF	620 McClelland Drive Windsor	1,291± s.f. \$369,000 6.89% Cap	Marshall Kelly Rhonda Deringer (707) 528-1400	This commercial condominium is part of the Windsor Town Green Village, The Village is on 14 acres and is comprised of three-story, mixed-use buildings, with commercial condominiums on the first floor and two-story residential condominiums above. Leased to Langley's on the Green & Wine Country Real Estate Network.	
OF	92 Windsor River Road Windsor	493± s.f. \$149,000 6.59% Cap	Rhonda Deringer Marshall Kelly (707) 528-1400	This commercial condominium is part of the Windsor Town Green Village, The Village is on 14 acres and is comprised of three-story, mixed-use buildings, with commercial condominiums on the first floor and two-story residential condominiums above. Leased to Joe Parks, Atty.	



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TYPE	ADDRESS	SIZE PRICE	AGENT	DESCRIPTION	PHOTO
RET	9083 Windsor Road Windsor Town Green Village	942± s.f. \$269,000 5.48% Cap	Rhonda Deringer Marshall Kelly (707) 528-1400	The Village is built on 14 acres and is comprised of three-story, mixed-use buildings, with commercial condominiums on the first floor and two-story residential condominiums above. Many of the building facades are designed recreations of historic Windsor and Sonoma County buildings.	
RET	Town Green Village Windsor Bulk Sale	4,335± s.f. \$1,185,000 6.30% Cap	Rhonda Deringer Marshall Kelly (707) 528-1400	5 COMMERCIAL UNITS AVAILABLE FOR A BULK SALE. 9021 Conde Lane - 589± sf - leased 620 McClelland Drive - 1,291± sf - leased 92 Windsor River Road - 493± sf - leased 430 Emily Rose Circle - 1,020± sf - leased 9083 Windsor Road - 942± sf - leased	 
RET	8801 Conde Lane Windsor	26,910± s.f. \$2,600,000 8.08% Cap	Shawn Johnson (707) 528-1400	The building is 24-lane bowling center with restaurant, bar and 2nd story mezzanine built upon a reinforced concrete slab with wood and steel frame construction and wood siding.	
MARIN COUNTY					
Senior Housing	5555 Paradise Drive Corte Madera	88,396± s.f. \$48,000,000 7.00% Cap	Danny Jones (707) 528-1400	The improvements consist of a three-story high quality wood frame residential care facility containing 88,396± square feet of gross building area. There are a total of 118 units	





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MENDOCINO COUNTY					
APT	175 Laws Avenue Ukiah	47 Units \$4,800,000 6.55% Cap	Rhonda Deringer (707) 528-1400	47 townhouse style units. 7 separate buildings built in 1991. Upside rent potential with below-market rents. Newly remodeled inside and out. Approved for condo conversion. Final map ready to record. Seller will provide a 6 month rent guarantee for vacant units at COE.	
NAPA COUNTY					
OF	499 Devlin Road Napa	2,500± s.f. \$1,500,000 \$600.00 p.s.f.	Randy Wood (707) 252-1400	Gracious 2-story office bldg. Approx. 2,500± s.f. Five office suites, conference room and kitchen. Built in late 19 th century in south Napa county on land granted to the Greenwood brothers by General Vallejo. Zoned Industrial Park Commercial – NO RESIDENTIAL. Perfect location for corporate headquarters.	
OTHER COUNTIES/STATES					
RET	2344 N. Cedar Avenue Fresno	3,750 ± s.f. \$949,000 7.00%	Annette Cooper Bill Faherty (707) 528-1400	Long established retail center with 2 food service businesses. This corner location has been a retail center for over 20 years and is well established as a corner for commerce.	



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RET	8101 Northwest Expressway Oklahoma City, Oklahoma	141,112± s.f. \$9,450,000 5.00% Cap	Joel Jaman (707) 528-1400	141,112± s.f. of retail space on 13± acres. Potential for development of pad sites. 72.4% occupancy-vacant spaces in vanilla shell condition. Substantial upside through increased occupancy and rents. Conveniently located near newly constructed apartments and homes.	
RET	60 West 10 th Street Tracy	7,500± s.f. \$1,325,000 8% Cap	Matt Storms (415) 461-1010	The property provides an investor with an attractive yield which is achieved through a stable and predictable cash flow from the current lease commitment through 2/14/2012.	
APT	110 Wilson Avenue Vallejo	15,064± s.f. \$2,475,000 6.75% Cap	Allan Montonen (707-252-1400)	MOTIVATED SELLER 25 units + managers office in prime Marina location across from Mare Island, board walk, path and park. Property consists of 3 two-story buildings, some water views.	